

BOARD OF ZONING APPEALS AGENDA JULY 8, 2015

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, **JULY 8, 2015**, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at (703) 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

- 9:00 A.M. TRUSTEES OF MOUNT CALVARY BAPTIST CHURCH, SPA 82-V-013-02 Appl. under
CG Sect(s). 3-403 and 8-006 of the Zoning Ordinance to amend SP 82-V-013 previously
Admin. approved for a house of worship to permit modification of development conditions and site
Moved to modifications. Located at 6418-A Quander Rd., Alexandria, 22307, on approx. 1.45 ac. Of
8/5/15 at land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((1)) 40A.
appl. req.
- LA BETTY H. BUSEY, SP 2015-DR-059 (ADU)
Admin.
Moved to
7/29/15 at
appl. req.
- 9:00 A.M. JOHNNY CHENG-TEH CHIU AND LIEN RUNG-KAO, A 2014-DR-010 Appl. under
SCW Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence on
Withdrawn property in the R-3 District is located in the front yard and exceeds allowable height
restrictions, in violation of Zoning Ordinance provisions. Located at 1004 Salt Meadow
Ln., McLean, 22101 on approx. 16,589 sq. ft. of land zoned R-3. Dranesville District. Tax
Map 21-3 ((19)) 1. (*Admin. moved from 12/10/14 and 2/4/15 at appl. req.*)

Public Hearings

- 9:00 A.M. MCLEAN ISLAMIC CENTER, SPA 79-D-141-02 Appl. under Sect(s). 3-103 and 8-301 of
LA the Zoning Ordinance to amend SP 79-D-141 previously approved for a place of
Approved worship to permit change in permittee and site modifications. Located at 8800 Jarrett
Valley Dr., Vienna, 22182, on approx. 1.67 ac. of land zoned R-1. Dranesville District.
Tax Map 29-1 ((1)) 10 A. (*Admin. moved from 1/7/15 and 4/1/15 at appl. req.*) (*Decision
Deferred from 6/10/15.*)

- 9:00 A.M. MEHRANGIZ M. IZADI, DBA MARY & CHILDREN, SP 2015-SU-043 (A/D) Appl. under Sect(s). 3-E03 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 10423 Lawyers Rd., Vienna, 22181, on approx. 1.92 ac. of land zoned R-E. Sully District. Tax Map 27-4 ((1)) 34.
SW
Approved
- 9:00 A.M. MUHAMMAD YASIN AND ZOHRA PARVEEN, SP 2014-MA-201 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction of minimum yard requirements based on error in building location to permit accessory storage structure to remain 2.8 ft. from rear lot line and 2.0 ft. from side lot line, accessory structure to remain 1.2 ft. and deck (patio) to remain 0.0 ft. from side lot line. Located at 3312 Glenmore Dr., Falls Church, 22041, on approx. 11,550 sq. ft. of land zoned R-3, HC. Mason District. Tax Map 61-2 ((9)) 4. (Concurrent with VC 2014-MA-013). (*Admin. moved from 12/10/14, 1/7/15 and 3/25/15 at appl. req.*)
MD
Approved
- 9:00 A.M. MUHAMMAD YASIN AND ZOHRA PARVEEN, VC 2014-MA-013 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit an accessory storage structure greater than 200 sq. ft. Located at 3312 Glenmore Dr., Falls Church, 22041, on approx. 11,550 sq. ft. of land zoned R-3, HC. Mason District. Tax Map 61-2 ((9)) 4. (Concurrent with SP 2014-MA-201). (*Admin. moved from 12/10/14, 1/7/15 and 3/25/15 at appl. req.*)
MD
Denied
- 9:00 A.M. MUHAMMAD YASIN AND MUHAMMAD J ALI, SP 2014-MA-202 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit accessory storage structure to remain 7.2 ft. from rear lot line. Located at 3314 Glenmore Dr., Falls Church, 22041, on approx. 11,550 sq. ft. of land zoned R-3, HC. Mason District. Tax Map 61-2 ((9)) 5. (Concurrent with VC 2014-MA-014). (*Admin. moved from 12/10/14, 1/7/15 and 3/25/15 at appl. req.*)
MD
Approved
- 9:00 A.M. MUHAMMAD YASIN AND MUHAMMAD J ALI, VC 2014-MA-014 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit an accessory storage structure greater than 200 sq. ft. Located at 3314 Glenmore Dr., Falls Church, 22041, on approx. 11,550 sq. ft. of land zoned R-3, HC. Mason District. Tax Map 61-2 ((9)) 5. (Concurrent with SP 2014-MA-202). (*Admin. moved from 12/10/14, 1/7/15 and 3/25/15 at appl. req.*)
MD
Denied
- 9:00 A.M. DAWN AND SEAN CASSIDY, SP 2015-BR-038 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit addition to remain 6.5 ft. from side lot line such that side yards total 18.5 ft. and to permit accessory storage structure to remain 4.6 ft. from rear lot line. Located at 4986 Swinton Dr., Fairfax, 22032, on approx. 11,675 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 68-4 ((6)) 1018.
PY
Approved
- 9:00 A.M. GAIL GORDON D/B/A KOALATY HOUSE, INC., SP 2015-BR-004 Appl. under Sect(s). 3-203 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 4110 Whitacre Rd., Fairfax, 22032 on approx. 26,110 sq. ft. of land zoned R-2 (Cluster). Braddock District. Tax Map 58-3 ((12)) 1.
CG
Approved
- 9:00 A.M. LAURA HOSKEN, SP 2015-DR-064 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 1817 Susquehannock Dr., McLean, 22101, on approx. 10,791 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-3 ((20)) 23.
CG
Approved

- 9:00 A.M. ARSHAD MAHMOOD AND RUBINA MAHMOOD, SP 2015-MV-035 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height to remain in the front yards of a corner lot. Located at 8616 Lombardy Ln., Alexandria, 22308, on approx. 23,203 sq. ft. of land zoned R-3. Mt. Vernon District. Tax Map 102-3 ((6)) (2) 5. *(Admin. moved from 6/3/15 at appl. req.)*
- LA
Approved
- 9:00 A.M. MARGARET P. CRUMP DBA MISS PEGGY'S PRESCHOOL, SP 2015-DR-008 Appl. under Sect(s). 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 1566 Kingstream Cir., Herndon, 20170, on approx. 11,584 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 11-3 ((17)) 334.
- LA
Approved
- 9:00 A.M. RIGOBERTO GUARDADO AND DEBORAH E. GUARDADO MARIA E. GUARDADO, SP 2015-LE-052 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to allow an accessory structure to remain 2.5 ft. from a side lot line and 6.7 ft. from rear lot line and an addition to remain 13.9 ft. from a side lot line. Located at 3118 Groveton St., Alexandria, 22306, on approx. 12,675 sq. ft. of land zoned R-2, HC. Lee District. Tax Map 92-2 ((18)) (2) 31.
- LA
Deferred to 9/23/15 at staff's req.
- 9:00 A.M. ZULMA MENESES D/B/A MAIAS CHILD CARE INC., SP 2015-SU-005 Appl. under Sect(s). 3-803 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6133 Rocky Way Ct., Centreville, 20120, on approx. 2,232 sq. ft. of land zoned R-8, WS. Sully District. Tax Map 54-3 ((17)) 26A.
- EMH
Approved
- 9:00 A.M. DAVID W. ANDREWS AND ANN MARIE ANDREWS, SP 2015-MV-045 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit dwelling to remain 14.6 ft. from side lot line. Located at 11321 Gunston Road Way, Lorton, 22079, on approx. 20,000 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 119-4 ((2)) (4) 41 and 47.
- EMH
Approved
- 9:00 A.M. ROSALVA M. SOTERO AND REGINALD O. EMORDI, SP 2015-DR-055 Appl. under Sect(s). 8-914 and 8-918 of the Zoning Ordinance to permit reduction in minimum yard requirements based on error in building location to permit decks to remain 0.5 ft. and 8.0 ft. from a side lot line and to permit an accessory dwelling unit. Located at 7103 Idylwood Rd., Falls Church, 22043, on approx. 10,691 sq. ft. of land zoned R-3. Dranesville District. Tax Map 40-1 ((23)) 1.
- EMH
Decision Deferred to 7/22/15

JOHN F. RIBBLE III, CHAIRMAN